

SUMMARY OF APPLICATION OF WAC ARL CRITERIA

Public Hearing Draft – June 16-17, 2009

Includes Revisions to 1/13/09 Recommendation to Planning Commission *(see Note)

AREA # 1 (see attached maps)

General comments:

Northwestern part of County, including Lincoln Creek area. The northern part of this area includes prime soils in the vicinity of the intersection of Independence, Manners, and Garrard Creek Roads. The southern part of this area includes prime soils in the vicinity of Bunker Creek and Ceres Hill Roads.

There is some overlap with Area #2.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows much of the northern area in timber, with some cleared areas. Many, if not all, of the cleared areas are in large lot, single-family development, as indicated by current use tax status.

In contrast to the northern area, much of the southern area is in active agricultural use.

2009 Analysis

Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils are considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. These additional areas included lands around Garrard Creek, Independence, Bunker Creek, and Deep Creek Roads and Doty, Dryad, and Ceres Hill. Agricultural uses suggested drainage of some lands with prime-if-drained soils. Other lands with these prime-if-drained soils showed no evidence of clearing or drainage and are still in timber (thus not drained) or are visibly wet in aerial photos.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments – 2009
1	The availability of public facilities	Electrical power is available.	No change from 2007.
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows much of the northern area is in mining or timber tax status. Some parcels are in agricultural open space. Many parcels are not in the open space tax program. The southern area includes parcels in mining/timber tax status and a number of parcels in agricultural open space.	A number of parcels with prime-if-drained soils are in agricultural or timber tax status.
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows that Area 1 is far from existing UGAs.	No change.
5	Predominant parcel size	Exhibit 26 shows there is a lot of parcelization in the northern area, with many parcels less than 20 acres. The southern area proposed for ARL includes more 20-acre or larger parcels.	Prime-if-drained soils are present on many 20-acre or larger parcels.
6	Land use settlement patterns and their compatibility with agricultural practices	There is some lower-density, rural residential development.	No change.
7	Intensity of nearby land uses	Nearby uses are generally rural residential or resource in nature.	No change.
8	History of land development permits issued nearby	No significant permitting activity was identified.	No change.
9	Land values under alternative uses	Not considered a determinative criterion in this area.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL - Parcels located in the southern portion of Area 1 are of long-term commercial significance for agriculture. This area is in active agriculture, with predominant parcel sizes greater than 20 acres.

Not ARL - Parcels located in the northern portion of Area 1 are not of long-term commercial significance due to use being more suitable for timber production or of minimal resource value; and predominant parcel sizes being less than 20 acres.

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation along Independence and Lincoln Creek, ~~and Bunker Hill~~ Roads. In addition, smaller areas ~~along Deep Creek~~, west of Doty, and west of Ceres Hill are also recommended for ARL. These lands have prime-if-drained soils and aerial photos indicate recent agricultural activity. Absent evidence to the contrary, these soils appear to have been drained and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation.

Not ARL – Parcels with prime-if-drained soils that are still in timber or that are visibly wet in aerial photos are not drained and therefore not considered as prime soils. Other parcels are excluded from ARL due to being located in areas with predominant parcel size under 20 acres. Several possible nurseries were also examined along Pennington and Deep Creek Roads, and along Highway 6 west of Ceres Hill. No significant (if any) nursery activities are visible on these lands and thus are not recommended for ARL designation. Parcels along Bunker Creek and Deep Creek Roads are excluded because the soils are not drained and therefore not prime farmland soils. Some parcels adjacent to the Centralia and Chehalis UGAs are excluded from ARL due to proximity to UGA, not being drained, the availability of public facilities and services, land settlement patterns, and intensity of nearby land uses.

AREA # 2 (see attached maps)

General comments:

Far western part of County, including the Doty and Pe Ell areas. Prime soils (and SR-6) follow the Chehalis River.

There is some overlap with Area #1.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows much of the area proposed for ARL is currently in active agriculture. Some areas between the State Park and eastward to the mineral resource lands owned by the State and the Lewis County Road Department, where the river and SR 6 turn south, are heavily parcelized in predominantly less than 10-acre parcels.

2009 Analysis

Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. These additional areas included lands near Pe Ell, Curtis and Boistfort. Agricultural uses suggested drainage of some lands with prime-if-drained soils; however, other lands with these soils showed no evidence of clearing or drainage (visibly wet in aerial photos). Some evidence of agricultural uses was noted in FRL-designated lands, but no significant agricultural operations within FRLs were noted.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public	Electrical power is available.	No change.

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* Note – Revisions from the 1/13/09 Recommendations to Planning Commission are shown in strikethrough (deleted) and underline (added) format.

	facilities		
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows the majority of this area is in the agricultural open space tax program. Many parcels are not in the open space tax program.	Pattern of tax status of prime-if-drained soils is consistent with prime soils of 2007.
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows that Area 2 is far from existing UGAs.	No change.
5	Predominant parcel size	Exhibit 26 shows there is some parcelization, but a number of the smaller (less than 20-acre) parcels are in agricultural use. Parcels towards the west end of Elk Creek and Dokter Roads, and east of the State Park are predominantly less than 20 acres (many less than 10, with a number less than 5 acres). Overall, the remainder of Area 2 is in predominant parcel sizes of 20 acres or larger.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	There is some lower-density, rural residential development.	No change.
7	Intensity of nearby land uses	Nearby uses are generally rural residential or resource in nature.	No change.
8	History of land development permits issued nearby	No significant permitting activity was identified.	No change.
9	Land values under alternative uses	Not considered a determinative criterion in this area.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL - The majority of parcels with prime soils located in Area 2 are of long-term commercial significance for agriculture. This area is in active agriculture, with predominant parcel sizes greater than 20 acres.

Not ARL - Parcels located at the west end of Elk Creek and Dokter Roads and east of the State Park are not of long-term commercial significance due to greater

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parcelization (many parcels are less than 10 acres, with a number of parcels being less than 5 acres – see Ex. 26).

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation east of Pe Ell, and in the Curtis and Boistfort areas. These lands have prime-if-drained soils and aerial photos indicate recent agricultural activity. Absent evidence to the contrary, these soils appear to have been drained and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation.

Not ARL – Parcels with prime-if-drained soils that are still in timber or that are visibly wet in aerial photos are not drained and therefore not considered as prime soils. Other parcels are excluded from ARL due to being located in areas with predominant parcel size under 20 acres. Some evidence of agricultural uses was noted in FRL-designated lands, but no significant agricultural operations were observed and these parcels are surrounded by FRL, ensuring their conservation for resource use. Parcels in the vicinity of Forth Road are excluded because they are not drained and therefore not prime farmland soils.

AREA # 3 (see attached maps)

General comments:

Western end of the County, known as the Boistfort Valley and includes areas generally south of Area #2. Prime soils follow the valley. This area includes a significant concentration of Class I soils.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows much of the area proposed for ARL is currently in active agriculture.

2009 Analysis

Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. These additional areas were south of Boistfort and Wildwood, along Halfway Creek, and along King Road. Agricultural uses suggested drainage of some lands with prime-if-drained soils. Other lands with these soils showed no evidence of clearing or drainage and are still in timber or are visibly wet in aerial photos. Several parcels with prime-if-drained soils located adjacent to 2007 ARLs, but currently within FRLs, are noted to have agricultural uses.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available. Domestic water is also available (see Ex. 30).	No change.
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review	Exhibit 28 shows the majority of this area is in the agricultural open space tax program. Many parcels are	No change.

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	must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	not in the open space tax program.	
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows that Area 3 is far from existing UGAs.	No change.
5	Predominant parcel size	Exhibit 26 shows there is limited parcelization. The majority of the land is in parcels of 20 acres or more.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	There is some lower-density, rural residential development.	No change.
7	Intensity of nearby land uses	Nearby uses are generally rural residential or resource in nature.	No change.
8	History of land development permits issued nearby	No significant permitting activity was identified.	No change.
9	Land values under alternative uses	Not considered a determinative criterion in this area.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL - The majority of parcels with prime soils located in Area 3 are of long-term commercial significance for agriculture. This area is in active agriculture, with predominant parcel sizes greater than 20 acres. In addition, Area 3 has a large concentration of Class I soils.

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation along Halfway Creek, and south of Boistfort, ~~and south of Wildwood~~. These lands have prime-if-drained soils and aerial photos indicate recent agricultural activity. Absent evidence to the contrary, these soils appear to have been drained and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation.

Not ARL – Parcels with prime-if-drained soils that are still in timber or that are visibly wet in aerial photos are not drained and therefore not considered as prime soils. Other parcels are excluded from ARL due to being located in areas with

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predominant parcel size under 20 acres. Parcels south of Wildwood are excluded due to predominantly small parcel sizes and a very limited area of possible agricultural activity on prime-if-drained soils.

AREA # 4 (see attached maps)

General comments:

West of Chehalis generally along SR-6, between Ceres Hill Road and including Adna, and south to Napavine. There is some overlap with Area #1.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows much of the area with contiguous prime soils and that is proposed for ARL is currently in active agriculture. There are also areas with isolated spots of prime soils that are being farmed.

2009 Analysis

Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. These additional areas included lands west of Chehalis around existing ARL, near Adna, south along Pleasant Valley Road and west and south of Napavine. Agricultural uses suggested drainage of some lands with prime-if-drained soils. Other lands with these soils showed no evidence of clearing or drainage and are still in timber or are visibly wet in aerial photos. Several poultry operations, along Jordan Road south of Napavine and along Harmon Road near Highway 603, were also evaluated for potential ARL designation.

Lands containing soils that are prime without conditions (i.e., not prime-if-drained or prime-if-irrigated) that were evaluated in 2007 were also reconsidered. At the direction of the Growth Board, testimony of cities regarding future UGA expansion needs without supporting needs analyses were given no weight in consideration for ARL designation.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available.	A new I-5 interchange has been constructed at Maurin Road to connect the Chehalis Industrial Park to the interstate. This is a public facility under RCW 36.70A.030(12).
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows the majority of this area is in the agricultural open space tax program.	Much of this area is in the agricultural open space tax program.
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows that the eastern margin of Area 4 is adjacent to the Chehalis UGA. The Chehalis River and its floodplain separates Area 4 from the Chehalis UGA.	No change.
5	Predominant parcel size	Exhibit 26 shows the majority of this area is in parcels of 20 acres or more, with a significant number of parcels between 10-20 acres.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	The Adna LAMIRD is adjacent to some of the prime soils and active agriculture in Area 4. There is also some rural residential development in this area. The river separates Area 4 from the Chehalis UGA boundary.	Some parcels with prime and prime-if-drained soils are adjacent to the Napavine UGA and city limits.
7	Intensity of nearby land uses	Nearby uses are generally	No change.

		rural residential or resource in nature.	
8	History of land development permits issued nearby	No significant permitting activity was identified.	No change.
9	Land values under alternative uses	Not considered a determinative criterion in this area.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL - The majority of parcels with prime soils located along the river in Area 4 are of long-term commercial significance for agriculture. This area is in active agriculture, with predominant parcel sizes greater than 20 acres.

Not ARL - Parcels that have isolated occurrences of prime soils in Area 4 tend to consist of smaller parcels (in areas of predominant parcel size less than 20 acres). These areas are not considered to be of long-term commercial significance.

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation west of Chehalis and north of Highway 6. This area consists of large parcels on prime-if-drained soils that are in agricultural production. Also, areas south of the existing Adna ARL area along Pleasant Valley Road, and west of Chehalis between I-5 and Highway 603. These lands have prime-if-drained soils and aerial photos indicate recent agricultural activity. Absent evidence to the contrary, these soils appear to have been drained and are thus prime soils considered for ARL designation. In addition, significant acreage has been added to ARL that includes lands in timber use on prime farmland soils. Parcel size generally greater than 20 acres and agricultural use tax status also supports ARL designation. Lands with prime soils along Highway 603 and Harmon, Jordan, and Avery Roads are also recommended for ARL designation.

Not ARL - Parcels with prime-if-drained soils that are still in timber, not cleared, or that are visibly wet in aerial photos are not drained and therefore not considered as prime soils. Other parcels are excluded from ARL due to being located in areas with predominant parcel size under 20 acres. In addition, a former poultry operation south of Napavine along Jordan Road near I-5 was evaluated and excluded from ARL designation due to the poultry operation being abandoned and no longer in use. Some parcels adjacent to the Chehalis UGA are excluded from

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ARL due to proximity to UGA, not being drained, the availability of public facilities and services, land settlement patterns, and intensity of nearby land uses.

Also, other parcels with prime soils are not recommended for ARL designation due to being located in areas of parcels sizes predominantly less than 20 acres, ~~with many parcels covered in trees,~~ and showing no evidence of agricultural use.

AREA # 5 (see attached maps)

General comments:

Area 5 includes Centralia, Chehalis, and Napavine and the unincorporated areas east and west of those cities. This includes Centralia-Alpha Road, North Fork and Middle Fork Roads, and SR 508.

There is some overlap with Area #4 and Area #8.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

The largest parcels in the area of prime soils are owned by governmental bodies. Centralia owns a 237-acre parcel; the Port of Centralia owns a 72-acre parcel. Aerial photography shows some of the remaining areas in open fields. However, much if the open areas are in small parcels and appear to be simply large lot rural residential development.

2009 Analysis

This area map has been expanded slightly for the 2009 analysis. Area 5 now overlaps with Area 4. The 2009 analysis of this area map will be limited to the areas east of I-5, as areas west of I-5 are addressed in Area 4 and, to a limited extent, Area 1. Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. These additional areas included lands around Little Hanaford and Big Hanaford Roads, Salzer Valley Road, North Fork and Middle Fork Roads, and Highway 508.

Lands containing soils that are prime without conditions (i.e., not prime-if-drained or prime-if-irrigated) that were evaluated in 2007 were also reconsidered. At the direction of the Growth Board, testimony of cities regarding future UGA expansion needs without supporting needs analyses were given no weight in consideration for ARL designation. These re-evaluated lands are located

generally in the vicinity of Centralia-Alpha Road south to North Fork Road, south of Chehalis and west of Jackson Highway, and south of Main Avenue.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments – 2009
1	The availability of public facilities	Electrical power is available.	No change.
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows some of this area is in the agricultural open space tax program. However, many of the parcels in this tax program are smaller parcels. (See Ex. 26)	No change.
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows that all of Area 5 is adjacent to or very near the Centralia UGA.	Area 5 is adjacent to or very near the UGAs of Centralia, Chehalis, and Napavine.
5	Predominant parcel size	Exhibit 26 shows a few parcels larger than 20 acres, but many more parcels are less than 20 acres.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	There is a lot of parcelization in Area 5, reflecting subdivision development to provide single-family housing for the Centralia area. Much of this development is of a density greater than currently allowed in rural Lewis County.	The 2007 analysis also applies to the Chehalis and Napavine areas.
7	Intensity of nearby land uses	Nearby uses range from rural residential to urban-level development. (See Ex. 26) Also, the City of Centralia property is being developed for recreational uses, as a condition of the property gift to the City.	No change.

8	History of land development permits issued nearby	No significant permitting activity was identified.	No change.
9	Land values under alternative uses	Not considered a determinative criterion in this area.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

Not ARL - Land within Area 5 is not considered of long-term commercial significance due to the limited prime soils outside of UGAs and predominant parcel sizes being less than 20 acres, with the exception of two of the largest parcels being in municipal ownership. Also, the proximity of the Centralia UGA and pre-existing residential subdivision make this area unsuitable for long-term commercial agriculture. (Note that there is some overlapping between Areas 4 and 5. There is a small area shown in Area 5 that is proposed for ARL designation. This small area is also included in Area 4 and is discussed in that analysis.)

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation east of Napavine, along North Fork and Middle Fork Roads, along Highway 508 (Main Avenue) and Koontz Road. Also, a few parcels along Little and Big Hanaford Roads are recommended for ARL. These parcels consist predominantly of prime soils, with some prime-if-drained soils. Aerial photos indicate all have been recently in agricultural use. Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation. In addition, significant acreage has been added to ARL that includes lands in timber use on prime farmland soils.

Not ARL - Prime-if-drained-and protected-from-flooding soils along Salzer Valley Road have not been drained. Although there is clearing of some of this area, it is all within the floodway and is not protected from flooding. These parcels do not have prime soils and are not suitable for ARL designation. In addition, some lands with prime soils are not suitable for ARL designation due to significant parcelization, with many parcels located in areas where the predominant parcel size is less than 20 acres. One originally proposed ARL parcel south of Napavine is excluded from ARL due to parcelization north and south of the parcel and consideration of land values under alternative uses. Also, a now defunct poultry operation was removed from recommended ARL designation.

AREA # 6 (see attached maps)

General comments:

Area 6 includes portions of the Chehalis UGA, all of Napavine's UGA, and a small portion of Winlock's UGA. Area 6 generally follows I-5, but most of the land area included is west of I-5. This area includes a significant amount of prime soils, but is also subject to significant economic development potential due to its proximity to and access to I-5 and a concentration of important utilities, including rail, fiber optics, and natural gas.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows a number of parcels have open fields that appear to be used for pasture land or growing hay. There is also significant parcelization in Area 6, with many large-lot, rural residences.

2009 Analysis

For the 2009 Analysis, Area 6 is included within an expanded Area 5. 2009 Analysis and Recommendations for Area 6 are included with the Analysis and Recommendations for Area 5.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments – 2009
1	The availability of public facilities	Electrical power is available. There is existing rail lines along Highway 603. An urban-level water line is provided from Winlock to the Cardinal Glass plant at Hwy 603 and Avery Road (although there are conditions on extending this water line). There is a natural gas pipeline along I-5. The public roads within Area 6	

		provide easy access to I-5.	
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows some parcels of this area are in the agricultural open space tax program and some parcels are in the timber tax program. However, many parcels are not in either open space tax program. (See Ex. 26)	
3	The availability of public services	Not considered a determinative criterion.	
4	Relationship or proximity to urban growth areas	Exhibit 25 shows that all of Area 6 is adjacent to or very near the UGAs of Chehalis, Napavine, and Winlock. Napavine officials have commented regarding their need to expand the Napavine UGA (which is currently coterminous with the city limits) to include portions of this area to accommodate planned-for growth.	
5	Predominant parcel size	Exhibit 26 shows a mix of parcel sizes, with no clear predominant parcel size. Some areas include several parcels that are 20 or more acres. Also distributed throughout Area 6 are many subdivided parcels of 10-acres or less, and 5-acres or less.	
6	Land use settlement patterns and their compatibility with agricultural practices	The occurrence of residential subdivisions and proximity to existing urban areas creates an issue of compatibility with agricultural practices.	
7	Intensity of nearby land uses	Nearby uses range from rural residential or resource to urban-level development. (See Ex. 26) Residential and commercial/industrial development within nearby UGAs will be at urban levels.	
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	
9	Land values under alternative uses	Due to its proximity to I-5, three UGAs, and recent commercial/industrial development activity, land values under alternative uses is presumed to be great, and a significant consideration. Ex. 29	

		shows a predominance of parcels valued at more than the \$2,500 per acre threshold value for agricultural use.	
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	

2007 Planning Commission Recommendation

Not ARL - Land within Area 6 is not considered of long-term commercial significance due to the availability of public facilities, the proximity to the Chehalis, Napavine, and Winlock UGAs, the sporadic parcelization, development patterns including both settlement and intensity of use, and land values under alternative uses.

2009 Staff Recommendation

See Recommendation for Area 5.

AREA # 7 (see attached maps)

General comments:

Area 7 includes the lands along and west of I-5 between the Winlock UGA and the County line to the south, and includes the Vader UGA. This area includes prime soils, primarily between Military and Winlock-Vader Roads. The area is also subject to significant economic development potential due to its proximity to and access to I-5.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows a mix of open fields that appear to be used for pasture land or growing hay and heavily forested areas in timber production. There is also significant parcelization in Area 7, with many large-lot, rural residences.

2009 Analysis

The 2009 analysis of this area map includes additional areas not considered in 2007. Prime-if-drained soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. These additional areas included lands north of Vader along Telegraph and McClure Roads, and along I-5 south of Winlock. The additional areas also included lands east of I-5 around Jackson Highway South (south of Toledo).

Lands containing soils that are prime without conditions (i.e., not prime-if-drained or prime-if-irrigated) that were evaluated in 2007 were also reconsidered. At the direction of the Growth Board, testimony of cities regarding future UGA expansion needs without supporting needs analyses were given no weight in consideration for ARL designation. These re-evaluated lands are located north of Winlock to Antrim Road, and between Winlock and Vader.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available. There is an existing rail line along the	No change.

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* Note – Revisions from the 1/13/09 Recommendations to Planning Commission are shown in strikethrough (deleted) and underline (added) format.

		western portion of Area 7. There is a natural gas pipeline along I-5. The public roads within Area 7 provide easy access to I-5.	
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows some parcels of this area are in the agricultural open space tax program, but many more parcels are in the timber tax program. Many parcels are not in either open space tax program, suggesting rural residential use with no commercial resource activity. (See Ex. 26)	No change.
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows that all of Area 7 is adjacent to or very near the UGAs of Winlock and Vader.	No change.
5	Predominant parcel size	Exhibit 26 shows a mix of parcel sizes. Some areas include several parcels that are 20 or more acres. Also distributed throughout Area 7 are many subdivided parcels of 10-acres or less, and 5-acres or less.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	The occurrence of residential subdivisions and proximity to existing urban areas creates an issue of compatibility with agricultural practices.	No change. In addition, there is significant parcelization near UGAs, with many lots smaller than 20 acres and in separate ownership.
7	Intensity of nearby land uses	Nearby uses range from rural residential or resource to urban-level development. (See Ex. 26) Residential and commercial/industrial development within nearby UGAs will be at urban levels.	No change.
8	History of land development permits issued nearby	With the exception of the recent Winlock UGA expansion, no significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has	No change.

		prevented subdivision permitting.	
9	Land values under alternative uses	Due to its proximity to I-5, two UGAs, and potential for commercial/industrial development activity, land values under alternative uses is presumed to be great, and a significant consideration. Ex. 29 shows a predominance of parcels valued at more than the \$2,500 per acre threshold value for agricultural use.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

Not ARL - Land within Area 7 is not considered of long-term commercial significance due to the availability of public facilities, the proximity to the Winlock and Vader UGAs, the sporadic parcelization, development patterns including both settlement and intensity of use, and land values under alternative uses.

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation between Winlock and Vader along Telegraph, and Military Roads and a few parcels along Highway 603. Also, additional parcels recommended for ARL designation are located north and west of Winlock. These areas consist of some large parcels with prime soils. Many of these parcels show evidence of agricultural activity. Also, parcels are recommended for ARL designation south of Toledo. These areas consist of some large parcels on prime or prime-if-drained soils that are in agricultural production. In addition, significant acreage has been added to ARL that includes lands in timber use on prime farmland soils.

Not ARL – Many parcels with prime-if-drained soils located east of Winlock’s UGA and east of I-5 are still in timber, not cleared, or are visibly wet in aerial photographs; also, one property owner provided a sworn statement that their parcels have not been drained. These parcels are not drained and are not considered as prime soils. Other parcels are excluded from ARL due to being located in areas with predominant parcel size under 20 acres.

AREA # 8 (see attached maps)

General comments:

Area 8 includes the lands east of I-5 between just north of US-12 and Centralia-Alpha Road, and also includes the proposed Birchfield Fully Contained Community. This area includes prime soils, mostly in the vicinity of Centralia-Alpha Road, and much parcelization throughout the area. The area is also subject to significant economic development potential due to its proximity to and access to I-5.

There is some overlap with Area #5, Area #10, and Area #11.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows a mix of open fields and heavy timber. There are rolling hills with some steep slopes (in the vicinity of Hewitt Road), which may make a conversion from timber production to agriculture expensive. There is also significant parcelization in Area 8, with many rural residences.

2009 Analysis

To minimize overlap with other subarea maps, Area 8 was shifted slightly east to exclude I-5.

Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. These additional areas included lands around Onalaska, along Highway 508 and west of Cinebar.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available. There is a natural gas pipeline along I-5. The public roads within Area 8 provide easy access to I-5.	Electrical power is available.

2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows that many of the parcels in the open space tax program are in the timber program, with fewer parcels in the agricultural open space program. Many parcels are not in either open space tax program, suggesting rural residential use with no commercial resource activity. (See Ex. 26)	No change.
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows that all of Area 8 is adjacent to or very near the UGAs of Napavine and Chehalis.	Lands in Area 8 are not located near a UGA.
5	Predominant parcel size	Exhibit 26 shows a mix of parcel sizes. Some areas include several parcels that are 20 or more acres. Also distributed throughout Area 8 are many subdivided parcels of 10-acres or less, and 5-acres or less. The smaller parcels reflect the residential development that has occurred in the area.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	The occurrence of residential subdivisions and proximity to existing urban areas creates an issue of compatibility with agricultural practices.	Rural residential development and resource use.
7	Intensity of nearby land uses	Nearby uses range from rural residential or resource to urban-level development. (See Ex. 26) Residential and commercial/industrial development within nearby UGAs will be at urban levels.	No change, except influence from UGAs should be less than the 2007 analysis, which included I-5.
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	No change.
9	Land values under alternative uses	Due to its proximity to I-5, two UGAs, and potential for commercial/industrial development activity, land values under alternative uses is presumed to be great, and a	No change.

		significant consideration. Ex. 29 shows a predominance of parcels valued at more than the \$2,500 per acre threshold value for agricultural use.	
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

Not ARL - Land within Area 8 is not considered of long-term commercial significance due to the availability of public facilities, the proximity to the Winlock and Vader UGAs, the sporadic parcelization, development patterns including both settlement and intensity of use, and land values under alternative uses.

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation along Middle Fork Road, near Onalaska, and along Jorgensen Road. These parcels consist predominantly of prime-if-drained soils with some prime soils. Aerial photos indicate all have recently been in agricultural use. Absent evidence to the contrary these soils appear to have been drained and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation. In addition, significant acreage has been added to ARL that includes lands in timber use on prime farmland soils.

Not ARL – Some lands with prime soils are not suitable for ARL designation due to significant parcelization, with many parcels located in areas where the predominant parcel size is less than 20 acres. Also, many parcels with prime soils remain in dense tree cover and in active timber operations, and are not devoted to agriculture. One small area along Lucas Creek Road is excluded from ARL because the prime-if-drained soils are not drained and therefore not prime farmland soils.

AREA # 9 (see attached maps)

General comments:

Area 9 includes the lands east of I-5 and south of US-12 around Jackson Highway and eastward to Fuller Road. It also includes areas near Toledo. This area includes a significant amount of prime-if-drained soils in the vicinity of the Toledo Airport and Jackson and Spencer Roads, as well as south and east of Toledo along the south side of the Cowlitz River. There is much parcelization throughout the area. The area is also subject to significant economic development potential due to its proximity to and access to I-5.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows a mix of open fields and heavy timber. There are some existing agricultural uses in the area, particularly south of the Cowlitz River. There is also significant parcelization in Area 9, with many rural residences.

2009 Analysis

Area 9 has been shifted east to exclude I-5 to avoid overlapping with other subarea maps. Additional lands were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. In addition, lands containing soils that are prime without conditions (i.e., not prime-if-drained or prime-if-irrigated) that were evaluated in 2007 were also reconsidered. At the direction of the Growth Board, testimony of cities regarding future UGA expansion needs without supporting needs analyses were given no weight in consideration for ARL designation.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available. There is a natural gas pipeline along I-5. The public roads within Area 9	Electrical power is available.

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* Note – Revisions from the 1/13/09 Recommendations to Planning Commission are shown in strikethrough (deleted) and underline (added) format.

		provide easy access to I-5. The Toledo Airport is an essential public facility under GMA and the County is considering expanding the airport	
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows that many of the parcels in the open space tax program are in the agricultural open space program.	No change.
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows that portions of Area 9 are adjacent to or very near the Toledo UGA. Toledo officials commented that the City needs to expand its UGA to provide residential employment capacity for its allocated population.	The relationship and proximity of this area to UGAs is unchanged. However, unsupported testimony regarding potential future UGA expansions was not considered.
5	Predominant parcel size	Exhibit 26 shows a mix of parcel sizes. Some areas include several parcels that are 20 or more acres. Also distributed throughout Area 9 are many subdivided parcels. The smaller parcels reflect the residential development that has occurred in the area.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	The occurrence of residential subdivisions and proximity to existing urban areas creates an issue of compatibility with agricultural practices.	No change.
7	Intensity of nearby land uses	Nearby uses range from rural residential or resource to urban-level development. (See Ex. 26) Residential and commercial/industrial development within nearby UGAs will be at urban levels. The uses south of the Cowlitz River are less	No change.

		intensive.	
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	No change.
9	Land values under alternative uses	Due to its proximity to I-5, the Toledo UGA, the Winlock-Vader Airport, and potential for commercial/industrial development activity, land values under alternative uses is presumed to be great, and a significant consideration. Ex. 29 shows a predominance of parcels valued at more than the \$2,500 per acre threshold value for agricultural use.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL – Land southwest of Toledo is in large parcels and contains prime soils and active agriculture. This is of long-term commercial significance. Also, lands south and east of Toledo and south of the Cowlitz River contain predominantly larger parcels and active agriculture. These lands are also of long-term commercial significance.

Not ARL - Land within Area 9 in the vicinity of Jackson and Spencer Roads, and the Winlock-Vader Airport is not considered of long-term commercial significance due to the proximity to the Toledo UGA, the sporadic parcelization, the existing Airport that is an essential public facility, development patterns including both settlement and intensity of use, and land values under alternative uses.

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation south of Highway 505, near the Toledo Airport, and off of Oyler Road, as well as additions to the 2007 ARL along US-12. These lands have prime or prime-if-drained soils with active agriculture and evidence of drainage (for prime-if-drained soils). Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation. A nursery south of Spencer Road is also included in ARL.

Non-ARL – Parcels with prime-if-drained soils that are still in timber, that are visibly wet in aerial photos, or where property owners provided sworn statements that their parcels are not drained are determined to be not drained and therefore

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not considered as prime soils. Also, several parcels with prime-if-drained soils south of Jackson Highway are excluded from ARL because the soils do not appear drained when compared with adjacent prime-if-drained soils that are confirmed not to be drained. These soils are therefore not prime farmland. Other parcels are excluded from ARL due to being located in areas with predominant parcel size under 20 acres. A purported nursery along Jackson Highway was evaluated, but no evidence of a commercial nursery was visible on aerial photographs, meaning that this land was not devoted to agriculture for purposes of a nursery.

AREA # 10 (see attached maps)

General comments:

Area 10 includes the lands east of the proposed Birchfield Fully Contained Community to SR-508, and east of the Onalaska LAMIRD, extending eastward to Justus Road and Ike Kinswa State Park. The area is known as the Alpha Prairie. This area includes prime soils along the south side of SR-508 and in the vicinity of Centralia-Alpha Road. There is much parcelization throughout the area. The area also includes a significant amount of timber lands.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows a mix of open fields and heavy timber. There are some existing agricultural uses in the area. There is also significant parcelization in Area 10, with many rural residences.

2009 Analysis

Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs (few in this subarea), and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. These additional lands are located along Highway 508, north of Jorgensen Road, north of Shanklin Road and along Miller Creek.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available.	No change.
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be	Exhibit 28 shows that the majority of the parcels in the open space tax program are in the timber program. Many parcels are not in the open space tax program and are in large-lot, rural residential use. Few parcels are in agricultural open	No change.

	considered in future ARL reviews.)	space.	
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows no UGAs in the immediate vicinity, although the proposed Birchfield FCC is just west of Area 10.	No change.
5	Predominant parcel size	Exhibit 26 shows significant parcelization, with many parcels between 5-10 acres and less than 5 acres. The parcelization reflects the residential development that has occurred in the area.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	The occurrence of residential subdivisions creates an issue of compatibility with agricultural practices.	No change.
7	Intensity of nearby land uses	Nearby uses range from rural residential to resource. (See Ex. 26)	No change.
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	No change.
9	Land values under alternative uses	Ex. 29 shows a predominance of parcels valued at more than the \$2,500 per acre threshold value for agricultural use.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

Not ARL - Land within Area 10 is not considered of long-term commercial significance due to the lack of existing agricultural uses and the predominance of timber resource uses, the intense parcelization, development patterns, and land values under alternative uses.

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation near Centralia-Alpha Road and Griel Road, east of Alpha near August Road, and along Justus Road. Also, additional ARLs are recommended near Cinebar and along Jorgensen, Shanklin, and Stowell Roads. These lands have prime and prime-if-drained soils and aerial photos indicate recent agricultural activity. Absent evidence to the contrary, these lands with prime-if-drained soils appear to have been drained and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation. In

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addition, significant acreage has been added to ARL that includes lands in timber use on prime farmland soils.

Not ARL – Parcels with prime-if-drained soils that are still in timber or that are visibly wet in aerial photos are not drained and therefore not considered as prime soils. ~~Some parcels are in active timber production and/or are heavily forested and not devoted to agriculture.~~ Other parcels are excluded from ARL due to being located in areas with predominant parcel size under 20 acres.

AREA # 11 (see attached maps)

General comments:

Area 11 includes the lands north of the Cowlitz River, generally east of Kennedy and Jorgensen Roads, south of SR-508, and along US-12. This area includes Salkum and the western end of Mayfield Lake. There is some parcelization throughout the area. The area also includes timber lands.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows a significant amount of cultivated and open fields, along with heavy timber. There are existing agricultural uses in the area. There is also some parcelization in Area 11, with a number of rural residences.

2009 Analysis

Area 11 and Area 10 overlap – the focus of the analysis of Area 11 will be on the areas south of Schoen Road.

Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs (limited in this subarea), and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. These additional lands are located along US-12 near Salkum and near Silver Creek. Also, two poultry operations were evaluated for possible ARL designation.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available.	No change.
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as	Exhibit 28 shows that the majority of the parcels are in the agricultural open space tax program.	No change.

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* Note – Revisions from the 1/13/09 Recommendations to Planning Commission are shown in strikethrough (deleted) and underline (added) format.

	recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)		
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows no UGAs in the immediate vicinity of Area 11.	No change.
5	Predominant parcel size	Exhibit 26 shows a significant portion of Area 11 has a predominant parcel size of 20 acres or more. There is also some parcelization with smaller lots. The area between Kiser and Leonard Roads has significant parcelization, with a number of lots 5 acres or smaller.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	Much of the area is in resource production or large-lot, rural residential use.	No change.
7	Intensity of nearby land uses	Nearby uses range from rural residential to resource. (See Ex. 26)	No change.
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	No change.
9	Land values under alternative uses	Ex. 29 shows a predominance of parcels valued at less than the \$2,500 per acre threshold value for agricultural use.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL – Much of the lands on prime soils in Area 11 are considered of long-term commercial significance due to existing agricultural uses, large predominant parcel sizes and land values under alternative uses.

Not ARL - Land within Area 11 that are not considered of long-term commercial significance are mostly along SR-508 and are excluded due to parcels size and the lack of existing agricultural uses.

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation adjacent to Salkum and along Wilson Road south of the 2007 ARL on the east side of Mayfield Lake. These lands have prime-if-drained soils and aerial photos indicate recent agricultural activity. Absent evidence to the contrary, these soils appear to have

been drained and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation. There is also an active poultry operation along Wilson Road that is appropriate for inclusion in ARL. In addition, significant acreage has been added to ARL that includes lands in timber use on prime farmland soils.

Not ARL - Parcels with prime-if-drained soils that are still in timber or that are visibly wet in aerial photos are not drained and therefore not considered as prime soils. Other parcels are excluded from ARL due to being located in areas with predominant parcel size under 20 acres.

AREA # 12 (see attached maps)

For the 2009 Analysis, Area 12 is included within the expanded Areas 11 and 14. 2009 Analysis and Recommendations for Area 12 are included with the Analysis and Recommendations for Areas 11 and 14.

General comments:

Area 12 includes the lands around Salkum. This area includes a pocket of Class I prime soils. There is some parcelization throughout the area. The area also includes limited timber lands.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows a significant amount of cultivated and open fields, along with some timber. There are existing agricultural uses in the area. There is also some parcelization in Area 12, with a number of rural residences.

2009 Analysis

For the 2009 Analysis, Area 12 is included within Areas 11 and 14. 2009 Recommendations for Area 12 are included with the Analysis and Recommendations for Areas 11 and 14.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments – 2009
1	The availability of public facilities	Electrical power is available.	
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would	Exhibit 28 shows that the majority of the parcels are in the agricultural open space tax program.	

	be considered in future ARL reviews.)		
3	The availability of public services	Not considered a determinative criterion.	
4	Relationship or proximity to urban growth areas	Exhibit 25 shows no UGAs in the immediate vicinity of Area 12. The Salkum LAMIRD is at the center of this area.	
5	Predominant parcel size	Exhibit 26 shows a significant portion of Area 12 has a predominant parcel size of 20 acres or more. There is also some parcelization with smaller lots. The area south of Lufkin Ln./Mac Dr., and between Jordan and Fuller Roads is in small, residential parcels (less than 5 acres).	
6	Land use settlement patterns and their compatibility with agricultural practices	Much of the area is in resource production or rural residential use.	
7	Intensity of nearby land uses	Nearby uses range from rural residential to resource. (See Ex. 26)	
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	
9	Land values under alternative uses	Ex. 29 shows a predominance of parcels valued at more than the \$2,500 per acre threshold value for agricultural use.	
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	

2007 Planning Commission Recommendation

ARL - The majority of the parcels with prime soils south of the Salkum LAMIRD are of long-term commercial significance for agriculture. This area is in active agriculture, with predominant parcel sizes greater than 20 acres and a significant occurrence of Class 1 soils

Not ARL – The area west of Salkum along US-12 parcelized with many parcels being less than 15 acres (many parcels are less than 10 acres, with a number of parcels being less than 5 acres – see Ex. 26).

2009 Staff Recommendation

See Recommendation for Areas 11 and 14.

AREA # 13 (see attached maps)

For the 2009 Analysis, Area 13 is included within expanded Areas 8, 10, and 11. 2009 Analysis and Recommendations for Area 12 are included with the Analysis and Recommendations for Areas 11 and 14.

General comments:

Area 13 includes the lands around Cinebar. This area includes a mix of timber and agricultural uses, with some large parcels in each use. There is some parcelization throughout the area.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows a significant mix of cultivated and open fields, and timber. There are existing agricultural and timber uses in the area. There is also some parcelization in Area 13, with a number of rural residences.

2009 Analysis

For the 2009 Analysis, Area 13 is included within Areas 8, 10, and 11. 2009 Recommendations for Area 13 are included with the Analysis and Recommendations for Areas 8, 10, and 11.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments – 2009
1	The availability of public facilities	Electrical power is available.	
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be	Exhibit 28 shows a mix of agricultural and timber open space tax status in Area 13.	

	considered in future ARL reviews.)		
3	The availability of public services	Not considered a determinative criterion.	
4	Relationship or proximity to urban growth areas	Exhibit 25 shows no UGAs in the immediate vicinity of Area 13.	
5	Predominant parcel size	Exhibit 26 shows a large portion of Area 13 has a predominant parcel size of 20 acres or more. There is also some parcelization with smaller lots.	
6	Land use settlement patterns and their compatibility with agricultural practices	Much of the area is in resource production or rural residential use.	
7	Intensity of nearby land uses	Nearby uses range from rural residential to resource.	
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	
9	Land values under alternative uses	Ex. 29 shows a mix of land values. Larger parcels tend to be valued at less than the \$2,500 per acre threshold value for agricultural use; smaller parcels at greater than \$2,500.	
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	

2007 Planning Commission Recommendation

ARL - Larger parcels with significant amounts of prime soils are considered to be of long-term commercial significance for agriculture. This includes several parcels west of Cinebar Road and in the vicinity of SR-508.

Not ARL – Areas where predominant parcel size is less than 20 acres and where prime soils occur on only a small part of these parcels are not considered to be of long-term commercial significance. In addition to parcel size, land values under alternative uses is a consideration.

2009 Staff Recommendation

See Recommendation for Areas 8, 10, and 11.

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* Note – Revisions from the 1/13/09 Recommendations to Planning Commission are shown in strikethrough (deleted) and underline (added) format.

AREA # 14 (see attached maps)

General comments:

Area 14 includes the lands around Mossyrock. This area includes a significant amount of Class I prime soils and active agricultural uses. There is some parcelization throughout the area.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows a significant amount of cultivated and open fields. There are existing agricultural uses in the area.

2009 Analysis

Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. These additional areas included lands east of Justus Road along Highway 508, along Harmony Road east of Mayfield Lake, and near Mossyrock. Agricultural uses suggested drainage of some lands with prime-if-drained soils. Other lands with these soils showed no evidence of clearing or drainage and are still in timber or are visibly wet in aerial photos. In addition, several nurseries were also examined for potential ARL designation, including one nursery currently in FRL.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available.	No change.
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL	Exhibit 28 shows a predominance of land in agricultural open space tax status, with some parcels in the timber tax program in Area 14.	No change.

	reviews.)		
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows the area is immediately adjacent to the Mossyrock UGA. However, Mossyrock is not anticipated to experience significant growth in the current planning horizon.	No change.
5	Predominant parcel size	Exhibit 26 shows a large portion of Area 14 that has Class I soils has a predominant parcel size of 20 acres or more. There is also some parcelization with smaller lots.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	Much of the area is in resource production or rural residential use. The Mossyrock UGA contains urban-level development.	No change.
7	Intensity of nearby land uses	Nearby uses range from rural residential to resource, with urban-level development within the Mossyrock UGA. (See Ex. 26)	No change.
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	No change.
9	Land values under alternative uses	Ex. 29 shows predominant land values of more than the \$2,500 per acre threshold value for agricultural use.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL – Larger parcels with significant amounts of Class I prime soils are considered to be of long-term commercial significance for agriculture, notwithstanding the proximity to the Mossyrock UGA.

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation along Highway 508, north of Harmony Road, and around the 2007 ARL surrounding Mossyrock. These lands have prime-if-drained soils and aerial photos indicate recent agricultural activity. Absent evidence to the contrary, these soils appear to have been drained and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation. ~~A large nursery (Raintree Nursery) in designated FRL meets the WAC criteria for ARL designation and is proposed for redesignation.~~ In addition, significant acreage has been added to ARL that includes lands in timber use on prime farmland soils.

Not ARL – Parcels with prime-if-drained soils that are still in timber or that are visibly wet in aerial photos are not drained and therefore not considered as prime soils. Several possible nurseries were also examined along Highway 508 east of Justus Road. No significant (if any) nursery activities are visible on these lands and thus are not recommended for ARL designation. ~~Some lands with prime soils are in timber production and/or are in timber and not devoted to agriculture.~~ A large nursery (Raintree Nursery) in FRL lands was evaluated for possible ARL designation. This nursery is excluded from ARL because it would create an illogical island of ARL surrounded by FRL, and is protected as resource lands under FRL designation.

AREA # 15 (see attached maps)

General comments:

Area 15 includes the lands around Morton. This area includes a limited amount of prime soils, but includes some active agricultural uses. There is also significant timber production in the area.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows some cultivated and open fields, and forested areas. There are existing agricultural and timber uses in the area.

2009 Analysis

Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. Lands in timber use with prime farmland soils were also evaluated. These additional areas included lands along US-12 both east and west of Morton. Parcels with prime-if-drained soils are in timber production or otherwise show no evidence of agricultural use. These additional lands evaluated in 2009 are not drained and no agricultural uses demonstrating irrigation were observed.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available.	No change.
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows a mix of parcels in agricultural and timber open space tax status.	No change.

3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows the area is adjacent to or in the vicinity of the Morton UGA, although there are limited prime soils adjacent to the UGA.	No change.
5	Predominant parcel size	Exhibit 26 shows a parcel sizes of 20 acres or greater along US-12, west of Morton. The area east of Morton along US-12 includes a mix of large and small parcels. There is also some parcelization with smaller lots.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	Much of the area is in resource production or rural residential use. The Morton UGA contains urban-level development.	No change.
7	Intensity of nearby land uses	Nearby uses range from rural residential to resource, with urban-level development within the Morton UGA. (See Ex. 26)	No change.
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	No change.
9	Land values under alternative uses	Ex. 29 shows a mix of land values, with smaller parcels predominantly valued at more than the \$2,500 per acre threshold value for agricultural use, while larger parcels are valued at less than \$2,500 per acre.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL – Two areas within Area 15 are considered to be of long-term commercial significance for agriculture due to existing agricultural uses and the presence of prime soils. An area west of Morton between US-12 and Highland Valley Road includes a large existing farm and east of Morton along US-12 between Priest and Adriane Roads. There is existing pastureland hay production in this area.

2009 Staff Recommendation

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* Note – Revisions from the 1/13/09 Recommendations to Planning Commission are shown in strikethrough (deleted) and underline (added) format.

No additional ARL designations are recommended. Parcels with prime-if-drained soils are still in timber or otherwise showed no evidence of drainage. These lands are not devoted to agriculture and are not suitable for ARL. Also, some lands with prime soils are in timber production and/or are in timber were evaluated for ARL designation but not included as ARL due to relatively small parcel size and the very small area involved~~and not devoted to agriculture.~~

AREA # 15a (see attached maps)

General comments:

Area 15a includes the lands from the eastern terminus of Riffe Lake, through Glenoma and to Kiona Rd. Area 15a was included in Area 17 in the 2007 ARL review; in the 2009 ARL review, Area 15a includes the lands between Areas 15 and 17. This area includes a mix of prime and prime-if-drained soils. There is also significant timber production in the area.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows much of Area 17 in timber use, with limited current agricultural use. There are very steep slopes near Riffe Lake, making portions of Area 17 not capable of being used for agriculture. One area along SR-131, south of US-12 has existing agriculture, visible in aerial photographs as open fields. Planning Commission discussions reveal that some of these fields are used as seasonal pastureland, requiring removal of animals prior to flooding. Also, very wet conditions prevent the operation of harvesters in some fields, thus eliminating the opportunity to grow hay.

Much of this area is also subject to seasonal flooding. The nature of this flooding is dynamic – it consists of moving floodwater, which washes away unprotected topsoil.

2009 Analysis

Area 15a has been reduced to focus on those additional lands that were not considered in 2007. Additional lands include prime-if-drained soils along US-12 both west and east of Glenoma. Lands in timber use with prime farmland soils were also evaluated. This area includes significant acreage of land owned by City of Tacoma.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available.	No change.

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* Note – Revisions from the 1/13/09 Recommendations to Planning Commission are shown in strikethrough (deleted) and underline (added) format.

2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows the majority of parcels in timber open space tax status. Parcels along SR-131 are in agricultural open space tax status.	Some parcels in Area 15a are in agricultural open space tax status.
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows the area is not in the vicinity of a UGA.	No change.
5	Predominant parcel size	Exhibit 26 shows a predominant parcel sizes of 20 acres or greater in much of Area 17. However, there are also pockets of small-lot parcelization to accommodate rural residential development.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	Much of the area is in timber or agricultural production, with the remaining property in rural residential use.	No change.
7	Intensity of nearby land uses	Nearby uses range from rural residential to resource. (See Ex. 26)	No change.
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	No change.
9	Land values under alternative uses	Ex. 29 shows a mix of land values, with smaller parcels predominantly valued at more than the \$2,500 per acre threshold value for agricultural use, while larger parcels are valued at less than \$2,500 per acre.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL – One area of existing agricultural use, along SR-131, is considered to be of long-term commercial significance for agriculture due to prime soils and large parcels.

Not ARL – Other parcels with prime soils are considered not to be of long-term commercial significance due to the effect of flooding on unprotected topsoil, the prevalence of timber lands, and lack of evidence of capability of being used for agriculture.

2009 Staff Recommendation

ARL - Additional parcels are recommended for ARL designation north of Uden Road, continuing north of US-12 west of the Glenoma LAMIRD. These lands have prime-if-drained soils and aerial photos indicate recent agricultural activity. Absent evidence to the contrary, these soils appear to have been drained and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation. In addition, significant acreage has been added to ARL that includes lands in timber use on prime farmland soils.

Not ARL – Parcels with prime-if-drained soils that are still in timber or that are visibly wet (for prime-if-drained) in aerial photos are not drained and therefore not devoted to agriculture and not appropriate for ARL designation. ~~City of Tacoma owns several large (greater than 200 acres) parcels, some of which have prime-if-drained soils. However, these parcels are timbered or otherwise not devoted to agriculture.~~

AREA # 16 (see attached maps)

General comments:

Area 16 includes the lands around Mineral Lake. This area includes a very limited amount of prime soils. There is also significant timber production in the area.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows no discernable agricultural activities. Much of the area is in forest use.

2009 Analysis

Additional areas were evaluated that were not considered in 2007. Prime-if-drained soils and lands within FRLs were considered for devotion to agriculture. These additional areas included lands in the vicinity of Mineral Road North and South and Highway 7, along Pleasant Valley Road, and along the county line.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available.	No change.
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	Exhibit 28 shows the majority of parcels in timber open space tax status, with a number of parcels in single-family residential use.	No change.
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows the area is not in the vicinity of a UGA.	No change.
5	Predominant parcel size	Exhibit 26 shows a parcel sizes of	No change.

		20 acres or greater along Mineral Road, where some prime soils are located. However, in other areas of prime soils, parcel sizes are much smaller, with many parcels being less than 5 acres due to much parcelization.	
6	Land use settlement patterns and their compatibility with agricultural practices	Much of the area is in timber production or rural residential use.	No change.
7	Intensity of nearby land uses	Nearby uses range from rural residential to resource. (See Ex. 26)	No change.
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	No change.
9	Land values under alternative uses	Ex. 29 shows a mix of land values, with smaller parcels predominantly valued at more than the \$2,500 per acre threshold value for agricultural use, while larger parcels are valued at less than \$2,500 per acre.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

Not ARL – Area 16 is not considered to be of long-term commercial significance for agriculture due to the very limited prime soils, lack of existing agricultural uses, the prevalence of timber lands, and parcelization.

2009 Staff Recommendation

No additional ARL designations are recommended. Parcels with prime-if-drained soils are still in timber or otherwise showed no evidence of drainage. These lands are not devoted to agriculture and are not suitable for ARL.

AREA # 17 (see attached maps)

General comments:

Area 17 includes the lands from the eastern terminus of Riffe Lake to just east of Silverbrook. This area includes a significant amount of prime soils along the river. There is also significant timber production in the area.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows much of Area 17 in timber use, with limited current agricultural use. There are very steep slopes near Riffe Lake, making portions of Area 17 not capable of being used for agriculture. One area along SR-131, south of US-12 has existing agriculture, visible in aerial photographs as open fields. Planning Commission discussions reveal that some of these fields are used as seasonal pastureland, requiring removal of animals prior to flooding. Also, very wet conditions prevent the operation of harvesters in some fields, thus eliminating the opportunity to grow hay.

Much of this area is also subject to seasonal flooding. The nature of this flooding is dynamic – it consists of moving floodwater, which washes away unprotected topsoil.

2009 Analysis

Area 17 has been reduced to focus on those additional lands that were not considered in 2007. Additional lands include both prime-if-drained and prime-if-irrigated soils along US-12 both west and east of Randle, along Falls and Peters Roads, and along Cispus Road. Also, purported nurseries along US-12 were considered for possible ARL designation. Lands in timber use with prime farmland soils were also evaluated.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available.	No change.
2	Tax status	Exhibit 28 shows the majority of	No change.

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* Note – Revisions from the 1/13/09 Recommendations to Planning Commission are shown in strikethrough (deleted) and underline (added) format.

	(2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	parcels in timber open space tax status. Parcels along SR-131 are in agricultural open space tax status.	
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows the area is not in the vicinity of a UGA.	No change.
5	Predominant parcel size	Exhibit 26 shows a predominant parcel sizes of 20 acres or greater in much of Area 17. However, there are also pockets of small-lot parcelization to accommodate rural residential development.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	Much of the area is in timber or agricultural production, with the remaining property in rural residential use.	No change.
7	Intensity of nearby land uses	Nearby uses range from rural residential to resource. (See Ex. 26)	No change.
8	History of land development permits issued nearby	No significant permitting activity was noted. It is presumed that the existing moratorium and determination of invalidity has prevented subdivision permitting.	No change.
9	Land values under alternative uses	Ex. 29 shows a mix of land values, with smaller parcels predominantly valued at more than the \$2,500 per acre threshold value for agricultural use, while larger parcels are valued at less than \$2,500 per acre.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL – One area of existing agricultural use, along SR-131, is considered to be of long-term commercial significance for agriculture due to prime soils and large parcels.

Not ARL – Other parcels with prime soils are considered not to be of long-term commercial significance due to the effect of flooding on unprotected topsoil, the prevalence of timber lands, and lack of evidence of capability of being used for agriculture.

2009 Staff Recommendation

ARL - Additional parcels are recommended for ARL designation along Skinner and Cispus Roads, and along US-12 east of Randle. These lands have prime-if-drained soils and aerial photos indicate recent agricultural activity. Absent evidence to the contrary, these soils appear to have been drained and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and agricultural use tax status also support ARL designation. In addition, significant acreage has been added to ARL that includes lands in timber use on prime farmland soils.

Not ARL – Parcels with prime-if-drained and prime-if-irrigated soils that are still in timber or that are visibly wet (for prime-if-drained) in aerial photos are not drained or irrigated and therefore not devoted to agriculture and not appropriate for ARL designation. ~~One large (634 acres) timber company parcel along Kiona and Peters Roads has prime soils, but is mostly heavily timbered and in timber production, and is not devoted to agriculture.~~ One area between Butler and Spears Roads was originally proposed for ARL designation but determined to be wet and not drained. Since the soils are prime-if-drained and are not drained, these parcels do not have prime farmland soils. Some of this area has also been subdivided into small parcels. Another large parcel with prime-if-drained soils is located south of the river and has no access to conduct commercial agricultural activities (or most any other activity) and thus excluded from ARL.

AREA # 18 (see attached maps)

General comments:

Area 18 includes the lands along US-12 from FR-63 to just east of Packwood. This area includes a some prime soils along the south side of the river. There is also significant timber production in the area.

Map overlays viewed:

Soils	X
Topography	X
Aerial photography	X
Flood plain	X
Parcel size	X
Current Use	X

Devotion to agriculture (used or capable of being used for commercial agriculture)

2007 Analysis

Aerial photography shows much of Area 18 in timber use, with limited current agricultural use. The topographic map shows a very narrow valley floor, surrounded by steep slopes (mostly timbered). There is one significant existing agricultural use west of Bennett Road. Other areas with prime soils are highly parcelized.

As with Area 17, much of Area 18 is also subject to seasonal flooding. The nature of this flooding is dynamic – it consists of moving floodwater, which washes away unprotected topsoil.

2009 Analysis

Additional areas were evaluated that were not considered in 2007. Prime-if-drained and prime-if-irrigated soils, lands within FRLs, and non-soil dependent agricultural uses not located on prime soils were considered for devotion to agriculture. These additional areas occur along US-12 from Davis Creek to Packwood. Several nurseries were also considered for potential ARL designation.

Application of WAC Criteria

	Criteria	Comments – 2007 Adoption	Comments - 2009
1	The availability of public facilities	Electrical power is available.	No change.
2	Tax status (2009 Note – The Open Space Taxation program is currently under review by the Dept. of Revenue. However, this ARL	Exhibit 28 shows the majority of parcels in timber open space tax status, with one noticeable exception being the property west	No change.

	review must be based on current tax status as recorded by the County Assessor. A future change in tax status would be considered in future ARL reviews.)	of Bennett Road, which is in agricultural tax status.	
3	The availability of public services	Not considered a determinative criterion.	No change.
4	Relationship or proximity to urban growth areas	Exhibit 25 shows the area is not in the vicinity of a UGA.	No change.
5	Predominant parcel size	Exhibit 26 shows a predominant parcel sizes of 20 acres or greater in much of Area 18, with a significant amount of smaller parcels 5 acres or less.	No change.
6	Land use settlement patterns and their compatibility with agricultural practices	Much of the area is in timber production, with one area in agricultural use (west of Bennett Road) and the remaining property in rural residential use.	No change.
7	Intensity of nearby land uses	Nearby uses range from rural residential to resource. (See Ex. 26)	No change.
8	History of land development permits issued nearby	No significant permitting activity was noted.	No change.
9	Land values under alternative uses	Ex. 29 shows a mix of land values, with smaller parcels predominantly valued at more than the \$2,500 per acre threshold value for agricultural use, while larger parcels are valued at less than \$2,500 per acre.	No change.
10	Proximity of markets	Not considered a determinative criterion in much of Lewis County.	No change.

2007 Planning Commission Recommendation

ARL – One area of existing agricultural use, west of Bennett Road, is considered to be of long-term commercial significance for agriculture due to prime soils and large parcels.

Not ARL – Other parcels with prime soils are considered not to be of long-term commercial significance due to the effect of flooding on unprotected topsoil, the prevalence of timber lands, and lack of evidence of capability of being used for commercial agriculture.

2009 Staff Recommendation

ARL – Additional parcels are recommended for ARL designation along Bennett and Cline Roads. These lands have prime-if-drained or prime-if-irrigated soils and aerial photos indicate recent agricultural activity. Absent evidence to the contrary, these soils appear to have been drained or irrigated, and are thus prime soils considered for ARL designation. Parcel size generally greater than 20 acres and resource tax status also support ARL designation.

Non-ARL – Parcels with prime-if-drained and prime-if-irrigated soils that are still in timber or are either visibly wet in aerial photos or are otherwise not in agricultural use are not drained or irrigated, and therefore not considered as ARL. Other parcels are excluded from ARL due to being located in areas with predominant parcel size under 20 acres. Several possible nurseries near Davis Creek and Packwood were also examined. No significant (if any) nursery activities are visible on these lands and thus are not recommended for ARL designation.